



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Somerset Short Plat

Proposal Address: 15016 SE 51st St.

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 20,527 square foot lot (0.47 acre) into 2 single-family lots, located in the R-3.5 land use district.

File Number: 14-126585-LN

Applicant: Todd Sherman, SG Land Group, LLC

Decisions Included: Preliminary Short Plat (Process II)

Planner: Nick Whipple, Assistant Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

By: 
Nick Whipple, Assistant Planner
Development Services Department

Application Date: March 13, 2014
Notice of Application: March 20, 2014
Minimum Comment Period: April 10, 2014 to April 24, 2014 (14 days)
Decision Publication Date: August 14, 2014
Appeal Deadline: August 28, 2014

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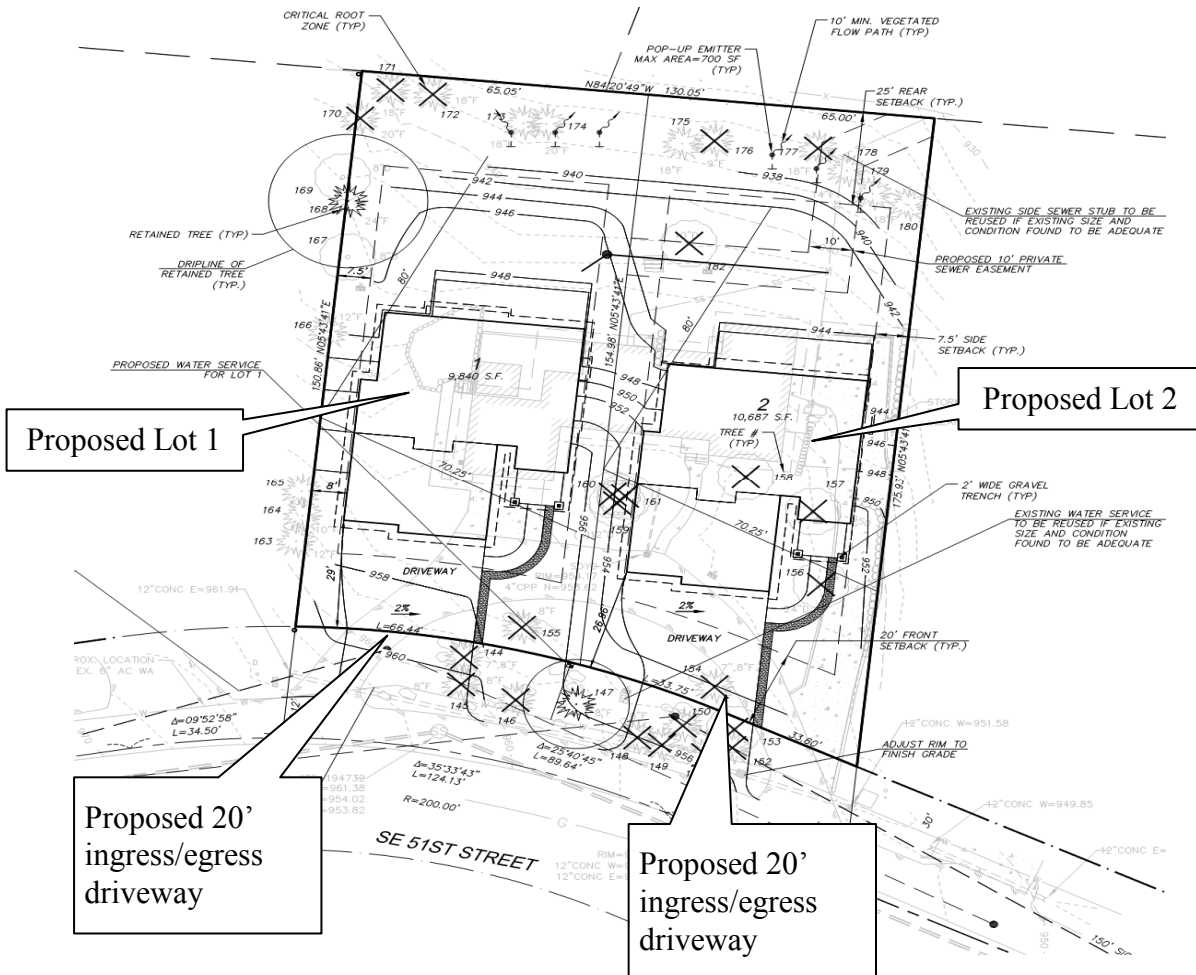
Attachments:
Project Drawings

I. DESCRIPTION OF PROPOSAL

The applicant proposes to short plat a 20,527 square foot lot (approximately 0.47 acres) into two single-family lots resulting in a 9,840 square foot (.23 acre) lot and a 10,687 square foot (.24 acre) lot. Each lot will be developed in the future with one single-family dwelling (not part of this short plat approval).

The subject site is in the R-3.5 land use district, and in the Newcastle subarea. The site contains a single-family dwelling which will be demolished as a result of this short plat proposal. The existing circular driveway along SE 51st St will be removed and two new driveways will be created off of SE 51st St. See Figure 1 below.

Figure 1 – Preliminary Short Plat Proposal



As defined by Land Use Code 20.25H, the site does not contain any critical areas; however, the property has twenty-two significant trees. Sixteen of the twenty-two trees on-site have been topped at various heights to limit any tree from exceeding twelve feet. A tree replacement plan has been submitted by the applicant in order to replace the topped trees on-site (see section VIII.3 below).

II. SITE DESCRIPTION AND CONTEXT

The subject property was annexed in the 2012 South Bellevue Annexations. The site is in an existing single-family neighborhood, and is bordered by single-family dwellings to the north, south, east and west. The property is zoned R-3.5 and has a Comprehensive Plan designation of Single-Family Medium.

The topography of the site gently slopes downward to the north from SE 51st street. Currently, one single-family dwelling is on-site, which is accessed via a circular driveway off of SE 51st street. There are no sidewalks within the public right-of-way.

Figure 2 – Aerial Photograph

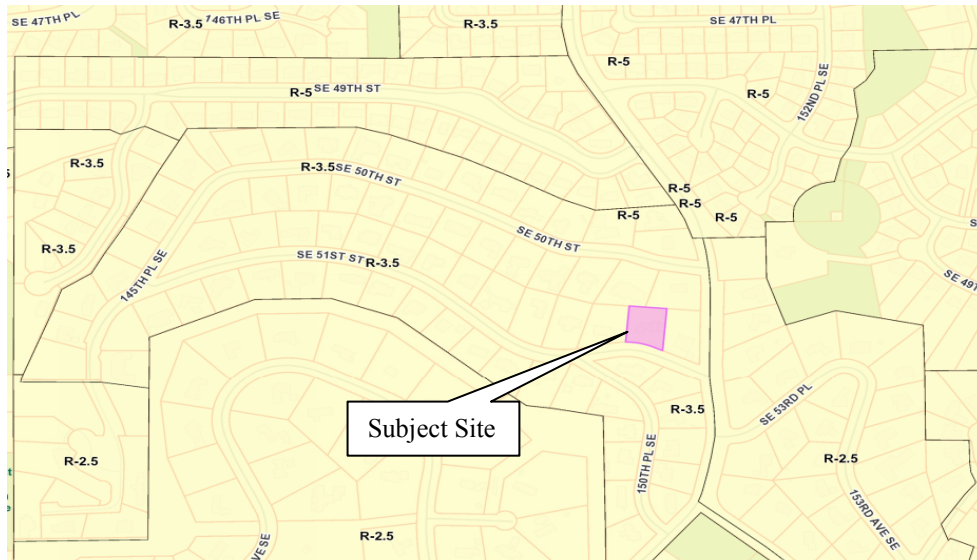


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The two lots proposed with this short plat application are permitted within the R-3.5 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-3.5 Newcastle Subarea Comprehensive Plan Designation: Single-Family Medium	
Gross Site Area	20,527 square feet (approx. 0.47 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	10,000 Square Feet	Lot 1: 9,840 Square Feet * Lot 2: 10,687 Square Feet
Minimum Lot Width	70 Feet	Lot 1: 70.25 Feet ** Lot 2: 70.25 Feet **
Minimum Lot Depth	80 Feet	Lot 1: 100.00 Feet (approx.) Lot 2: 110.00 Feet (approx.)
Building Setbacks		
Front Yard	20 Feet	20 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet (7.5 ft. + 7.5 ft.)
Tree Retention	30% of Diameter Inches or Tree Replacement Option (TRO)	TRO includes: 5 Shore Pine, 2 Blue China Fir, 2 Pacific Dogwood, and 2 American Hornbeam ***
<p>* LUC 20.20.017 Minimum lot size – Averaging in short plats and subdivisions: Lots within the R-3.5 zone may be reduced by up to 15% from the district minimum if the average of the areas of all the lots in the short plat meets the minimum requirement for the district.</p> <p>** LUC 20.20.015 Every lot shall be of a shape such that two lines placed at right angles to each other entirely within the lot boundaries are equal to the required width and depth.</p> <p>*** Departure from the standard tree retention requirements permitted under LUC 20.20.900.G.</p>		

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas within or immediately adjacent to the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(d), BCC 22.02.032. Thus, the project proposal is Exempt.

V. PUBLIC NOTICE AND COMMENT

Application Date:	March 13, 2014
Public Notice (500 feet):	April 10, 2014
Minimum Comment Period:	April 24, 2014

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on April 10, 2014 with notice mailed to property owners within 500 feet of the project site. A public information sign was installed on the site the same day. There were inquiries by the public made and 59 comments received. Forty-nine comments were emailed, 9 comments were mailed, and 1 comment was hand delivered with no contact information. The comments expressed various oppositions to the proposal from surrounding neighbors. A copy of all letters and emails are part of the permit record, and can be viewed in the project file.

Due to the large number of comments received, staff and the applicant held a public meeting on June 2, 2014 at Somerset Elementary to discuss the neighborhood's concerns, the short plat application, and review process. The notice of this public meeting was mailed or emailed to the 58 people that commented on the project and provided their contact information, 21 people attended the public meeting. The following staff responses address the concerns raised in the comments received.

1. The homes on these lots will be too tall and out of character with the neighborhood.

Staff Response:

The construction of single-family homes is not reviewed under the short plat application. However, future homes must comply with the dimensional requirements in place at the time of the building permit application. Maximum building heights in the R-3.5 district are 30 feet for a flat roof and 35 feet for a pitched roof measured from average existing grade. The King County zoning, prior to annexation in 2012, was R-4 which allowed a maximum 35 feet in height measured from average finished grade for all homes. The current maximum height allowed is more restrictive than the previous allowable height in unincorporated King County.

2. The proposed lot size will be too small and out of character with the neighborhood.

Staff Response:

The subject lot is within the Horizon View neighborhood which has a Comprehensive

Plan Designation of Single-Family Medium density. The zoning within Horizon View A is R-3.5 which is consistent with the Single-Family Medium density established in the neighborhood. The R-3.5 zoning district requires a minimum lot size of 10,000 square feet; the subject parcel is 20,527 square feet, therefore the site can be divided as long as the remaining land use code requirements for the R-3.5 zone (e.g. minimum lot width, depth, etc.) can be met (LUC 20.20.010). The previous R-4 King County zoning required a base density of 4 dwelling units per acre and the short plat would have needed to achieve at least 85% of the base density in dwelling units per acre which would have resulted in a smaller lot size requirement than the R-3.5 zoning in the City of Bellevue.

- 3. The addition of two new homes from the Somerset Short Plat will negatively affect traffic patterns and safety along SE 51st Street.**

Staff Response:

One additional home will generate 1 p.m. peak hour trip. During the peak hour period this would amount to approximately 1 additional vehicle along the access road within a 2 hour period, or one vehicle per hour total in the pm peak for both lots created through this short plat. Therefore, the traffic impacts associated with the proposed short plat are considered de minimis and will not affect normal traffic patterns or safety.

- 4. Large homes will be crowded close together on small lots which will negatively affect our property values and the character of the neighborhood.**

Staff Response:

Future homes must comply with the dimensional requirements in place at the time of the building permit application. The R-3.5 zoning district requires a minimum 20-foot front yard setback, 25-foot rear yard setback, and combined 15-foot side setback which provides adequate room between homes to prevent “crowding”. Additionally, future homes will be subject to a .5 Floor Area Ratio (FAR) threshold, 35 percent maximum lot coverage by structures limit, and a 50 percent maximum coverage by impervious surface limit. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance and as a result will not be “crowded” or out of scale with the lot it is being built upon.

- 5. The creation of this new lot does not consider the physical characteristics of the site.**

Staff Response:

The preliminary short plat considers the physical characteristics of the site by requiring a tree replacement option (TRO) which will maintain the vegetated character of the surrounding neighborhood. There are no known critical areas on this site that require further protection.

6. **The proposal does not comply with LUC 20.45A.170 and does not protect the existing neighborhood or encourage historic community uses to continue.**

Staff Response:

LUC 20.45A is only applicable to the creation of 10 or more lots; for the creation of 9 or fewer lots the decision criteria found in LUC 20.45B.130.B is applied and has been addressed in section VIII of this report.

The preliminary short plat protects the existing neighborhood by maintaining single-family use; there are no historic community uses that are threatened or discontinued as a result of this short plat.

7. **We were assured we could maintain territorial views and top trees that have historically been topped. The owners of the newly created lots will not be able to continue topping trees which will threaten our territorial views.**

Staff Response:

The City of Bellevue does not regulate view protection. However, the applicant has proposed alternative trees to replace the topped Douglas Fir trees to better accommodate neighbors' concerns related to views. The trees selected will reach maximum heights of 35 to 40 feet at maturity in an urban setting, and have been placed in a manner that considers views of neighboring properties.

Residences with existing lots that have no critical areas may continue topping trees on their property and maintaining views in a manner that has historically been done. However, the creation of a new lot necessitates the need to retain or replace trees on-site (LUC 20.20.900). Replacement vegetation required as a result of this short plat will be protected on the face of the plat, and no tree topping, cutting, or removal of these trees will be authorized unless required or approved by the City. Normal landscape maintenance is allowed for the newly created lots and continues to be allowed for existing lots, but the City has no authority in the Land Use Code to require landscape maintenance to protect views.

8. **Our decision to incorporate into Bellevue was partly based on the City's proactive planning to maintain attractive neighborhoods. This short plat would not be in keeping with our attractive half-acre lot neighborhood, and would detract from its appearance, heritage, character, uniqueness, and value to Bellevue.**

Staff Response:

As part of the recent annexation the City was required to have zoning in place before the annexation occurred to replace the existing King County zoning. The Bellevue Comprehensive Plan requires for zoning changes through the annexation process to be closely equivalent to the existing King County zoning. The King County zoning for these properties was R-4, Bellevue put in place the closest equivalent which is R-3.5 zoning. The Bellevue R-3.5 zoning is more restrictive than the previous King County zoning and this short plat application is taking advantage of the zoning that has been in place for some time now. The

proposed two lot short plat is not approvable as a result of annexation; this proposal would have likely been consistent with the previous King County zoning requirements which are more generous.

The existing character established in the Horizon View A neighborhood is single-family residential units at a medium density. The proposed short plat is consistent with the established use and density in the neighborhood and is not expected to detract from the overall appearance or character in the neighborhood.

9. The appropriate zoning for this neighborhood was an issue not completely vetted during the South Bellevue annexations in 2012.

Staff Response:

Issues and concerns related to the annexation process will not be considered during the review of the development permit application and will not be a decision factor in reviewing the short plat application which is vested to current zoning. However, staff has met to discuss the community's concerns and those issues are being worked through separately. For more information please contact Bellevue Senior Planner, Nicholas Matz, at nmatz@bellevuewa.gov or 425-452-5371.

10. Storm water runoff is an ongoing concern in this neighborhood; the creation of a new lot will negatively impact storm water in our neighborhood.

Staff Response:

Pre-development conditions will have no direct bearing on the Somerset Short Plat. Pre-existing storm water concerns can be addressed by contacting the City's storm water maintenance team at 425-452-7840 or O&MSupport@bellevuewa.gov. Storm drainage for the proposed short plat is designed per the current City of Bellevue Utility Codes and Utility Engineering Standards.

11. The stability of the hillside may be threatened by the creation of a new lot.

Staff Response:

The subject site is not located within a mapped geologically hazardous area or steep slope critical area.

12. The development of our neighborhood has been governed and protected by restrictive covenants. Building heights and views are regulated under these covenants and the addition of new homes with 35-foot height allowances will negatively impact our neighborhood.

Staff Response:

Covenants, Conditions, and Restrictions are a civil matter and will not be enforced by the City of Bellevue.

13. Although the subdivision may be technically feasible, it is undesirable to the residents of Horizon View Division A.

Staff Response:

The development application to subdivide the subject lot will be reviewed solely on its compliance with the regulations in place at the time of permit submittal. The project decision is based on its compliance with the decision criteria in LUC 20.45B.130.A which is applied equitably to every short plat application. The Comprehensive Plan establishes the community vision which results in zoning that is consistent with Comprehensive Plan general and subarea policies.

VI. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. A number of trees on-site were reported to be in poor health based on a summary of observations made by Susan Prince, the ISA certified arborist hired by the applicant. The original report submitted March 13, 2014 recommended the removal of all trees on-site with the exception of one large Deodora cedar, which equates to a 6% tree retention rate. The applicant was made aware of the City's code as it relates to tree retention and was asked to re-evaluate the trees on-site to comply with LUC 20.20.900.D.3.

A second arborist report was submitted on April 25, 2014 providing revised tree health ratings and a greater retention of diameter inches in an effort to meet the City's minimum requirements. After some deliberation and a second visit to the site it was determined the replacement of trees with poor form due to ongoing topping would be more consistent with the stated purpose of LUC 20.20.900 – Tree retention and replacement, rather than retaining the topped trees.

Per LUC 20.20.900.G an applicant may request a modification of the tree retention requirements. A modification of the retention requirements was requested through the submittal of a tree replacement plan by the applicant on May 23, 2014 with an arrangement of various trees the City supports and finds necessary to achieve the stated purpose of LUC 20.20.900. The applicant proposes 5 Shore Pine, 2 Blue China Fir, 2 Pacific Dogwood, and 2 American Hornbeam trees.

VII. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The Utilities Department has reviewed the submitted plans and has approved the Preliminary Short Plat proposal only. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities. All water, sewer and storm drainage design review, plan approval and field inspection shall be done through the water application process, side sewer permit(s) and or storm drainage connection permits. **Refer to Conditions of Approval regarding Utilities in Section X of this report.**

B. Fire Department Review

The Fire Department has approved the preliminary short plat. **Refer to Conditions of Approval regarding Fire in Section X of this report.**

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-

related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

Access to Lots 1 and 2 will be from two separate driveway connections off of SE 51st St as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

The driveway width will be a minimum of ten feet with Fire Department Approval and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B.

Site addresses have been determined by the City's Parcel Address Coordinator. Lot 1 has been addressed as 15012 SE 51st St. Lot 2 has been addressed as 15020 SE 51st St.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 15016 SE 51st St is classified as "Grind and Overlay". Minimal pavement restoration for 15016 SE 51st St will consist of a full grind and overlay for the full width of the street extending 50 feet in opposite directions of the travel lanes.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Transportation impacts from this development will be minor in nature and do not require additional mitigation other than what has been documented in this report. **Refer to Conditions of Approval regarding Transportation in Section X of this report.**

D. Clearing and Grading Review

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions.

VIII. DECISION CRITERIA:

Land Use Code 20.45B.130.B Decision Criteria for a Preliminary Short Plat; the Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding Noise/Construction Hours in Section X of this report.**

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention and replacement which is consistent with the vegetated

character of the surrounding neighborhood.

The Land Use Code 20.20.900.G allows for an Alternative Tree Replacement Option (TRO) in lieu of retention at the discretion of the Director; a tree replacement option in combination with tree retention has been used for this project. The current trees are in poor health, so a more favorable option has been proposed by the applicant utilizing deciduous and coniferous trees to achieve the purpose of LUC 20.20.900 – Tree retention and Replacement.

There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding tree protection and tree retention in Section X of this report.**

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Code, and the City of Bellevue Development Standards.

Land Use Code Requirements:

- A. **Dimensional Requirements:** *Refer to Section III.B of this report for dimensional requirements.*

Response: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

- B. **Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. Per to LUC Section 20.20.900.G an applicant may request a modification of the tree retention requirements set for in subsection D pursuant to LUC 20.20.900.G.2.*

Response: The applicant proposes to preserve a total of 20 diameter inches on-site, remove 16 dead or decaying trees (202 diameter inches), and replace 5 topped trees (86 diameter inches) with 5 Shore Pine, 2 Blue China Fir, 2 Pacific Dogwood, and 2 American Hornbeam Trees. This satisfies the purpose of LUC 20.20.900.A. **Refer to project drawings attached to this report and Conditions of Approval regarding tree protection and tree retention in Section X of this report.**

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the Newcastle subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

Subarea Newcastle Policy S-NC-11: *Promote infill development at a density consistent with the existing character of established neighborhoods.*

Finding: This short plat will provide for one additional future single-family residential unit. The existing character established in the Horizon View A neighborhood is single-family residential units at a medium density. The proposed short plat is consistent with the established medium density in the neighborhood.

Land Use Policy LU-3: *Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.*

Finding: This short plat will provide for one additional future single-family residential unit. This home will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

Land Use Policy LU-4: *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

Finding: The two lots proposed as a result of this short plat are the maximum number of lots allowed on a R-3.5 lot of this size.

Housing Policy HO-17: *Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*

Finding: This short plat provides for a development opportunity on an under-utilized site with adequate urban services, and will eventually add one additional new single-family dwelling, which will be compatible with the surrounding single-family neighborhoods.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section X of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access

locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Somerset Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Nick Whipple, (425) 452-4578
Noise Control – BCC 9.18	Nick Whipple, (425) 452-4578
Sign Code – BCC Title 22	Nick Whipple, (425) 452-4578
Transportation Develop. Code – BCC 14.60	Vanessa Humphreys, (425) 452-2569
Traffic Standards Code 14.10	Vanessa Humphreys, (425) 452-2569
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Don Rust (425) 452-4856

A. GENERAL CONDITIONS:

1. Utilities

The Utilities Department approval of the Preliminary Short Plat Application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the Utilities. Engineering plans must be designed and stamped by a professional engineer licensed in the state of Washington and must conform to the Utilities Code and the Utilities Engineering Standards. In addition, the water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design

review plan approval and field inspection will be performed through the Utilities permit processing desk at City Hall when permits for water, sewer and storm are applied for. All water, sewer and storm easements will be recorded on the face of the final short plat document.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Don Rust, Utilities Department

2. Fire

Demolition of the existing structure and construction of the future single-family dwellings shall conform to the requirements of the International Fire Code, Chapter 14. In addition, a fire sprinkler determination will be made on a lot by lot basis when building plans are submitted for each new dwelling unit.

AUTHORITY: Bellevue City Code 23.11
REVIEWER: Adrian Jones, Fire Department

3. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Nick Whipple, Development Services Department

4. Noise – Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Nick Whipple, Development Services Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Tree Protection

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to

avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Nick Whipple, Development Services Department

2. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.
- k) Pavement restoration requirements.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

3. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

4. Engineering Plans

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clearing and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show

all transportation-related engineering details, including but not limited to, the design of the two access driveways, the connections to 15012 SE 51st St and 15020 SE 51st St, pavement restoration in SE 51st St, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- i) Driveway approach for both driveways per DEV-7B
- ii) Pavement restoration per Right of Way Manager's discretion or as documented in this report.
- iii) The maximum paved width for each driveway is 30 feet.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Vanessa Humphreys, Transportation Department

5. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 51st St must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Vanessa Humphreys, Transportation Department

6. Pavement Restoration

The city's pavement manager has determined that this segment of SE 51st St will require grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 & Design Manual Design Standard # 21
REVIEWER: Tim Stever, Transportation Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Vanessa Humphreys, Transportation Department

2. Tree Retention

The final short plat shall portray a minimum of 20 diameter inches of existing significant trees to remain, as proposed and an additional 11 trees to be planted including: 5 Shore Pine, 2 Blue China Fir, 2 Pacific Dogwood, and 2 American Hornbeam Trees shall be shown on the final short plat. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). For the 11 new trees being planted please provide a “newly planted” note on the plat in addition to the drip-line, diameter size, and common name. This Tree Preservation Plan must also contain the following note:

“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall

have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During future construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900
REVIEWER: Nick Whipple, Development Services Department

3. Demolition of Existing Structures

Prior to recording the final short plat, the applicant shall demolish the existing single-family dwelling on site.

AUTHORITY: Land Use Code 20.25A.025
REVIEWER: Nick Whipple, Development Services Department

ATTACHMENTS

Project Drawings

SOMERSET

LEGAL DESCRIPTION:

LOT 2, IN BLOCK 2 OF HORIZON VIEW ADDITION DIVISION A, AS PER PLAT RECORDED IN VOLUME 48 OF PLATS, ON PAGE 44, RECORDS OF KING COUNTY, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

VERTICAL DATUM:

NAVD 88 PER CITY OF BELLEVUE VERTICAL CONTROL

BENCHMARK:

1. CITY OF BELLEVUE BENCHMARK NO. 307, AKA CITY OF BELLEVUE HORIZONTAL CONTROL POINT 3304, FOUND 4" CONCRETE MONUMENT WITH PUNCHED 1-3/4" BRASS DISK DOWN 0.8" IN MONUMENT CASE AT THE INTERSECTION OF 152ND PLACE SE. AND 151ST AVENUE SE. (NORTHERLY OF TWO MONUMENTS) ELEVATION = 975.556 FEET.

2. CITY OF BELLEVUE BENCHMARK NO. 805, AKA CITY OF BELLEVUE HORIZONTAL CONTROL POINT 3173, FOUND 4" CONCRETE MONUMENT WITH PUNCHED 1-3/4" BRASS DISK DOWN 0.8" IN MONUMENT CASE AT THE INTERSECTION OF 151ST AVENUE SE. AND SE. 51ST STREET, ELEVATION = 942.068 FEET.

LOT AVERAGING CALCULATIONS:

PER CITY OF BELLEVUE LAND USE CODE 20.20.018 10% REDUCTION ALLOWED IN MINIMUM LOT AREA (10,000 SF)

LOT 1 9,840 SF (1.6% REDUCTION)

LOT 2 10,678 SF (MEETS CODE)

STORMWATER NOTES:

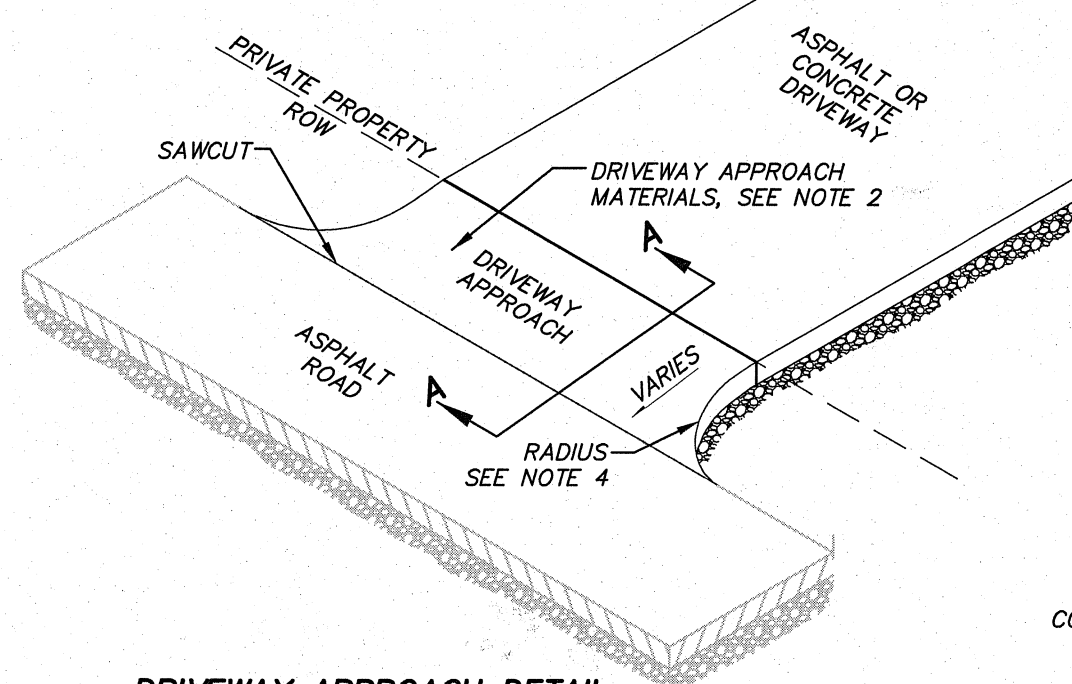
1. AN IMPERVIOUS RECORDED COVENANT IS REQUIRED TO ALLOW FOR THE REDUCTION IN IMPERVIOUS SURFACE BELOW THE MAXIMUM LOT COVERAGE ALLOWED BY ZONING.
2. THE ROOF AREA FOR EACH LOT TO BE CONNECTED TO A POP-UP EMITTER PER COB STD. NIP-20. THE MAXIMUM TRIBUTARY AREA PER EMITTER IS 700 SF. A MINIMUM 10' VEGETATED FLOW PATH IS REQUIRED.
3. AMENDED SOILS PER CITY STANDARDS REQUIRED FOR ALL DISTURBED LANDSCAPE AREAS.
4. THE PROPOSED DRIVEWAYS & WALKWAYS TO SHEET FLOW TO A 2' WIDE GRAVEL TRENCH THAT WILL DISPERSE TO A MINIMUM 10' VEGETATED FLOW PATH.

ALL VEGETATION WITHIN THE SIGHT LINES WITH A MAX MATURE HEIGHT OF 24 INCHES SHALL BE REMOVED AND REPLACED WITH SOD (TYP.)

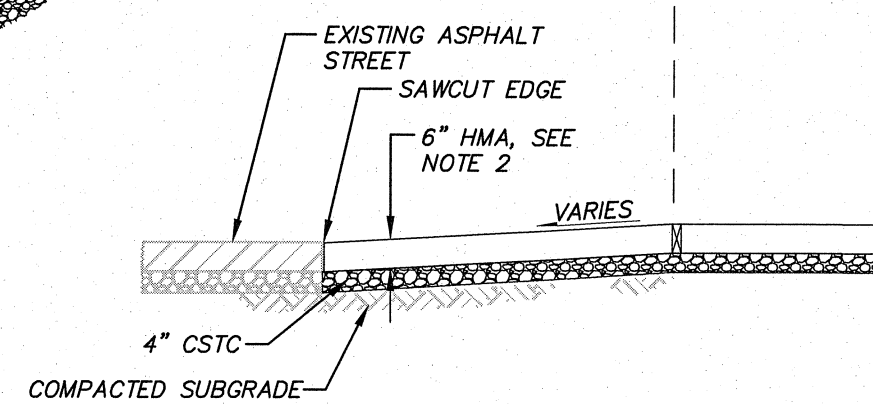
PROPOSED 20' RESIDENTIAL DRIVEWAY PER COB STD. DEV-7B. NO FIXED OBJECTS ARE ALLOWED WITHIN 10' (TYP.)

NOTES:

1. SAWCUT AND TACK ROAD TO DRIVEWAY APPROACH JOINT.
2. DRIVEWAY APPROACH TO BE 6" HMA CLASS 1/2" PG 64-22 ASPHALT IN 2" LIFTS.
3. HOT MIX ASPHALT OR CONCRETE TO BE PLACED OVER COMPACTED SUBGRADE AND 4" OF CSTC COMPACTED TO 95%.
4. APPROACH SLOPE AND EDGE RADIUS TO BE DETERMINED BY THE ENGINEER.
5. SEE TABLE 2 FOR DRIVEWAY TRANSITION GRADES. MAXIMUM GRADE BEYOND TRANSITION GRADE IS 15%.
6. DRIVEWAY APPROACH SHALL NOT CONTAIN REINFORCING STEEL.



DRIVEWAY APPROACH DETAIL



SECTION A-A

OFFSITE TREES

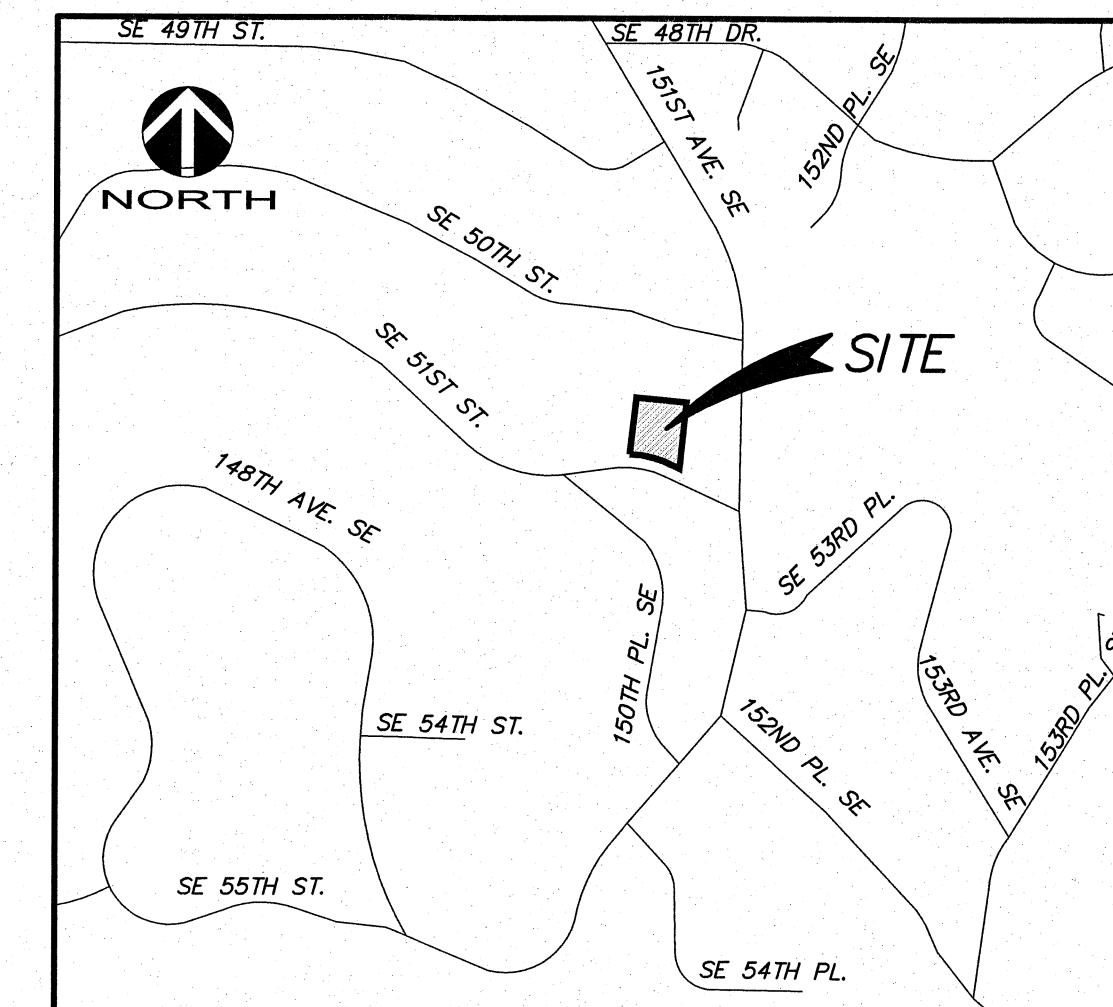
TREE NUMBER	SPECIES	DBH
163	HINOKI	13
164	HINOKI	10
165	HINOKI	8
169	CHERRY	15

TREES WITHIN EXISTING ROW

TREE NUMBER	SPECIES	DBH
144	MOUNTAIN HEMLOCK	8, 9
145	MOUNTAIN HEMLOCK	9
146	MOUNTAIN HEMLOCK	5, 10
147	MOUNTAIN HEMLOCK	3, 4, 5, 5, 6
148	MOUNTAIN HEMLOCK	10
149	MOUNTAIN HEMLOCK	4, 6, 5, 8, 2
150	MOUNTAIN HEMLOCK	8
151	MOUNTAIN HEMLOCK	9
152	MOUNTAIN HEMLOCK	8
153	JAPANESE MAPLE	3, 5, 5, 4, 4, 3, 4, 6

SIGNIFICANT TREES WITHIN SITE INTERIOR

TREE NUMBER	SPECIES	DBH	WEIGHTED DBH	TREES SAVED (IN.)
155	MOUNTAIN HEMLOCK	9	9	
156	YELLOW WILLOW	18	18	
157	THREAD CYPRESS	8, 9, 8	25	
158	PYRAMIDALIS	9	9	
159	RIVER BIRCH	14	14	
160	RIVER BIRCH	14	14	
161	RIVER BIRCH	12	12	
166	GRAND FIR	14	14	
167	CHERRY	11	11	
168	DEODORA CEDAR	20	20	20
170	DOUGLAS FIR	18	18	
171	DOUGLAS FIR	14	14	
172	DOUGLAS FIR	22	22	
173	DOUGLAS FIR	18	18	
174	DOUGLAS FIR	14	14	
175	WESTERN RED CEDAR	14	14	
176	DOUGLAS FIR	16	16	
177	DOUGLAS FIR	16	16	
178	DOUGLAS FIR	18	18	
179	DOUGLAS FIR	14	14	
180	DOUGLAS FIR	16	16	
182	APPLE	15	15	
TOTAL VIABLE DBH		341	341	20=5.9%

VICINITY MAP
1"=500'

PROJECT CONTACTS:

OWNER..... TYLER FOLSOM
15016 SE 51ST STREET
BELLEVUE, WASHINGTON 98006

APPLICANT..... SG LAND GROUP, LLC
11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
(425) 455-1444
CONTACT: TODD SHERMAN
TODDS@SGBUILT.COM

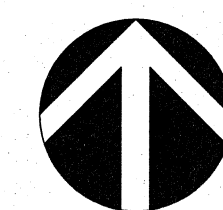
CIVIL ENGINEER..... D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: MAHER A. JOUDI, P.E.
MAHER.JOUDI@DRSTRONG.COM

SURVEYOR..... D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: STEPHEN J. SCHREI, P.L.S.
STEVE.SCHREI@DRSTRONG.COM

ARBORIST..... CREATIVE LANDSCAPE SOLUTIONS
17518 NE 119TH WAY
REDMOND, WASHINGTON 98052
(425) 890-3808
CONTACT: SUSAN PRINCE, ISA CERTIFIED
SPRINCE202@AOL.COM

PROJECT INFORMATION:

PLAT NAME..... SOMERSET
ADDRESS..... 15016 SE 51ST STREET
PARCEL NUMBERS..... 345990-0110
EXISTING ZONING..... R-3.5
PROPOSED ZONING..... R-3.5
ADJACENT ZONING..... R-3.5
SEWER DISTRICT..... CITY OF BELLEVUE
WATER DISTRICT..... CITY OF BELLEVUE
SCHOOL DISTRICT..... BELLEVUE #405
TELEPHONE SERVICE..... VERIZON
POWER SOURCE..... PUGET SOUND ENERGY



NORTH

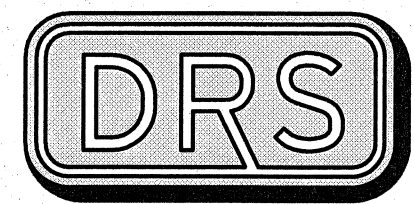
GRAPHIC SCALE
0 10 20 40

1 INCH = 20 FT.

BASIS OF BEARINGS:

NAD83(NSRS 2007)
N47°52'48"W BETWEEN THE FOUND CITY OF
BELLEVUE HORIZONTAL CONTROL MONUMENTS
3177 AND 3178.

R:\2014\0\14013\Drawings\Plots\PP\01-30V14013.dwg 5/23/2014 7:06:54 AM PDT
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D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

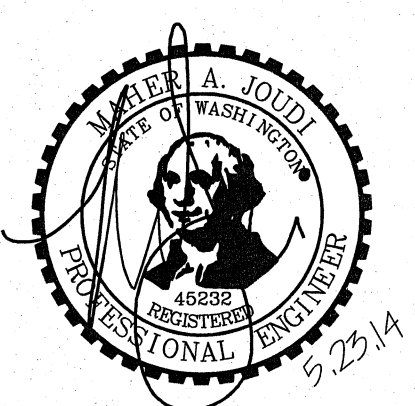
620 - 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

SOMERSET

PRELIMINARY SHORT PLAT
15016 SE 51ST STREET
BELLEVUE, WASHINGTON 98006

SG LAND GROUP, LLC

11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
(425) 455-1444



APR 04.21.14
REVISION 05.22.14
CITY COMMENTS DATED 04.17.14
BUILDING REV & LANDSCAPE

DRAFTED BY: MAJ
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 02.28.14
PROJECT NO.: 14013

DRAWING: C1
SHEET: 1 OF 2

SOMERSET



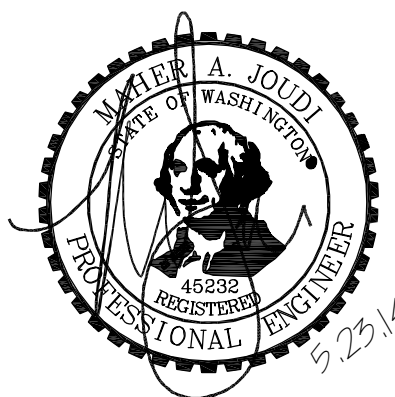
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

SOMERSET

ALTERNATIVE LANDSCAPE OPTION
15016 SE 51ST STREET
BELLEVUE, WASHINGTON 98006

SG LAND GROUP, LLC

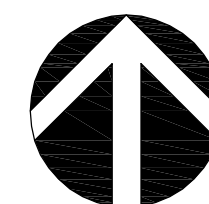
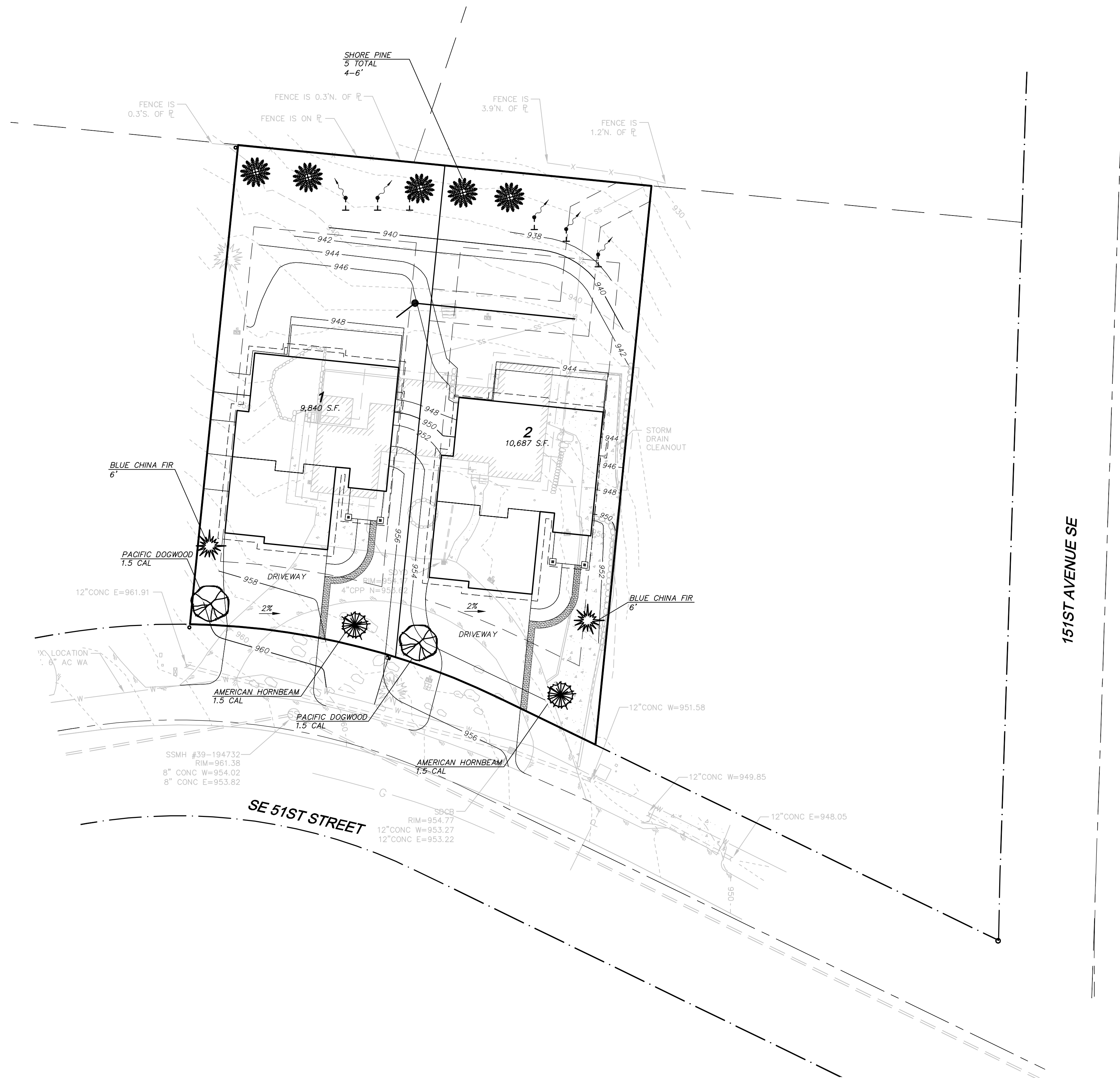
11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
(425) 455-1444



DATE	REVISION	APR
04.21.14	CITY COMMENTS DATED 04.17.14	MAJ
05.22.14	BUILDING REV & LANDSCAPE	MAJ

DRAFTED BY: MAJ
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 02.28.14
PROJECT NO.: 14013

DRAWING: C2
SHEET: 2 OF 2



NORTH

GRAPHIC SCALE
0 10 20 40

1 INCH = 20 FT.

BASIS OF BEARINGS:

NAD83(NSRS 2007)
N47°52'48\"/>